



**MARYLAND GREEN BUILDING COUNCIL  
MEETING SUMMARY  
LOWE HOUSE OFFICE BUILDING  
28 AUGUST 2013**

**Attendees:**

Tom Liebel – MDGBC  
Stephen Gilliss – DGS  
Laura Armstrong - MDE  
Anja Caldwell – MDGBC  
Caroline Varney- Alvarado - DHCD  
Mark Beck - USM  
Lauren Buckler – DGS

Mimi Wright - MDGBC  
Prescott Gaylord - MDGBC  
David Lever - PSCP  
David St. Jean - MEA  
Soren Graae - DBM  
Tonya Zimmerman - DLS

I. Chairman Tom Liebel brought the meeting to order. Introductions of all attendees followed. Soren Graae is the new designee for DBM replacing Fiona Burns. Work was being done in the Lowe Building which made it difficult to hear at times.

II. Chairman Liebel asked for and received a motion to approve the previous two meeting's written summaries. Motion was made and meeting summaries were approved.

III. The Council moved on to the continuing task of reviewing the IgCC. Tom Liebel stated that he would like to try to have a draft of the Council's version or modifications of the IgCC to review next month to vote on in September if we can get through a final review of all of the chapters today. We also need to look at Appendix A for additional credits and to look at code language.

A. Started with Chapter 4.

1. It was noted that the IgCC varies somewhat from the State in storm water (SWM) management and IgCC is slightly more stringent in some ways and also includes commissioning of the SWM in Chapter 9.
2. Stephen Gilliss noted that in real projects just getting through the MDE review in the design phases is enough of challenge so adding additional requirements could make that process more difficult.
3. Tom asked how it compares with LEED. Laura Armstrong recommended deleting the Section 4 SWM and sediment and erosion control ...the new sediment and erosion control permitting should be challenging enough. Mark Beck asked if we could just refer to the Maryland General Permit requirements.
4. Tom suggested we look at Appendix A for any site electives. We could include Section 405 as an elective in some cases but strike it otherwise.

B. Chapter 5 – Materials Resources conservation and Efficiency.

1. Stephen Gilliss noted that the section is only 2 pages long and is relatively simple and in general is good construction practice.
2. Tom asked if 50% diverted construction waste is enough. Prescott Gaylord and Mimi Wright thought that 75% should be mandated. Prescott said most places are geared up to receive and divert 75% especially when measured by weight and the waste includes heavy materials such as masonry, concrete and steel.

3. Laura said that the Governor is trying to aim for a zero waste policy and asked if we need to go higher. Tom asked what would be a better baseline that would not be too onerous. Mimi wants to recommend 90% as landfills are not desirable.
4. Stephen Gilliss asked about hazardous materials which are sometimes part of building demolition. Prescott says these are not included in the recycling. Stephen noted that on a recent demolition project even with some asbestos in some of the materials, the contractor chose on his own to sort and recycle as much material as possible and this was not a LEED project. Tom said that rising tipping fees help push this market change. Tom recommends 85% and that we can revisit as we go and the point is to recycle as much as possible. He asked everyone to consider how to better drive recycling in terms of weight.

C. Chapter 6 was next. Energy Conservation.

1. Tom noted the biggest change here is dropping the zEPI method for the (Energy Use Intensity/Index – as used by Energy Star) EUI method. Hard to tell if the market will ever embrace zEPI much like VHS for Betamax where the better video recording format failed.
2. Deleting source to site can eliminate the issue. Tom says energy savings is energy savings other than when site based generation is involved.
3. Caroline Varney-Alvarado said it would still be nice to have the greenhouse gas (GHG) data.
4. Laura Armstrong noted that Lauren buckler and DGS' database has the ability to track GHG emissions. Lauren said that it's being calculated now but she doesn't know who's really using it. The database is tracking everything down to traffic light energy use. Caroline believes it will be used somewhere down the line and also wants this code to be a model for others and it should include GHG. Lauren said it could be voided state buildings if used as a model. Tom asked if the code could include reporting requirements. Stephen Gilliss noted there are other reporting requirements in the code.
5. Moved on to section 603. All agreed that metering each energy type is enough. It's not practical to meter other loads.
6. Section 611 mostly refers to Section 902 of chapter 9 commissioning.

D. Chapter 7 is on water conservation.

1. Clearly each building should be metered for incoming potable water use. Stephen Gilliss also believes that metering all uses would be onerous but that metering cooling towers would be useful. Many agencies get billed for sewer charges for water going into cooling towers and back into the atmosphere.
2. Laura referred back to Chapter 4 for outdoor irrigation. Tom is inclined to not allow irrigation systems using potable water sources and to design landscape accordingly. This saves water and energy. Stephen Gilliss noted that buildings could still have hose bibbs for outdoor water use but by not having an irrigation system in place would discourage water use for this purposed. He can't remember any projects he's done that had irrigation systems. Annapolis might be the only place this might be a problem.

E. Chapter 8 is on indoor environmental quality.

1. We've been mostly making this section more stringent rather than less. All agreed with Anja's written recommendations. Adding credits from Appendix A may also make sense.
2. Prescott thought section 803.1.2 may not be stringent enough in that it does not require building flushing. Anja said there is no requirement to flush but rather to test for a myriad of substances which if detected would need to be flushed. Tom noted that the contractor would be responsible for making sure the building is clean and this assumes that the specified materials are clean. Anja said that increasing low/no VOC materials to 100% from 85% in section 806 would help eliminate bad tests and low toxicity.

F. Chapter 9 is on Building Commissioning

1. Tom noted that code officials are not building commissioners and Caroline added that we don't even have code officials. Tom noted that schools do use local code officials but that we would still have commissioning agents.
  2. We reviewed Table 903.1 – the commissioning plan. While it has not been done much in the past, building envelope commissioning would be a prudent investment. David lever asked about window commissioning as they had a school with windows installed backwards. Tom agreed that lots of issues can happen in the building envelope and LEED doesn't address the envelope at all.
  3. Mechanical systems for small buildings like those done by DNR wouldn't be included. Stephen Gilliss noted these are below our project threshold anyway.
  4. Some one questioned why metering and rainwater systems were deleted. Tom suggested deleting the deletions (reinstating this commissioning).
- G. Chapter 10 for Existing Buildings doesn't really fit our mission as our renovations are generally considered as new buildings.
1. Tom said as homework look at Chapter 10 for any applicable items and to look at the Appendix A for project electives and how many is appropriate to be mandated. Council agreed that all IEQ electives should be used.
- H. General discussion ensued re: where is this work going.
1. Someone asked if we should ask the Secretaries if the code could extend out to other state building outside the program. The question is premature as the Secretaries haven't agreed to the code for basic use yet.
  2. Laura Armstrong asked about the timing of all of this and when there would be an up/down vote on it all including tables etc. We would still need a table for Chapter 4 and discussion of Chapter 10 and Appendix A.
  3. Stephen Gilliss explained that he is working with Ellen Robertson of DGS to develop a change to the original bill which would allow the use of codes and standards in addition to numerically based ratings systems to define high performance buildings. At the direction of Secretary Collins it was sent to the Governor's office. This would have to be approved, then voted in during the 2014 Session. Then the DGS and DBM Secretaries would have to approve it before the code could be added to the green building program. It is also being looked at by the DGS OAG (Scott Walchak).

#### IV. Tom opened up the floor for "Once Around the Table".

- A. David St. Jean said that 2 of the 3 trainings for operation and efficiency in state buildings have been held. Turnout has been good. He also stated that state agency buildings are on target to save 15% energy over 2008 standards.
- B. Mark Beck noted that he is seeing more coordination among agencies and believes the council has helped that happen. He said the Climate Change Summit recently held fit well with what we are doing.
- C. Laura Armstrong said they are getting ready to do some plug load studies in hospitals this fall.
- D. Tom Liebel said that he will be doing a presentation for the Sustainable Growth Commission and may have someone from there to come to speak to the Council as part of the Fall agenda.
- E. David Lever said (1) the Baltimore City initiative is well underway and they are working on an MOU. Commissioning will be required for all buildings. The Stadium authority will be handling the 15 replacement schools while the renovations will be handled by the City and will be equivalent to LEED Silver. (2) They are getting pushback from the modular building industry on regulations for IEQ. He is still hopeful for an October approval.
- F. Mimi Wright noted that she had the appeal against LEED V4 distributed to the Council. She is a signatory. Section 505 still only allows FSC wood products so they are appealing for other forest certifications to be included.
- G. Anja is excited about our work on the IgCC. She recently read of a possible link between copper pipes and Alzheimer's. This shows it as important to be cautionary.

H. Caroline Varney-Alvarado offered a reminder of the Housing conference to be held on September 27<sup>th</sup>.

I. Tom Liebel reminded all that we have a broad mandate and that if anyone has ideas for our next topics or challenges to please put them forth.

VI. The meeting was adjourned at 11:45 AM. The next meeting location is scheduled for September 25, 2013 at 10 AM in Room 150 of the Lowe House Office Building

The preceding is intended as a summary only of the discussions held on this meeting date. Council members are requested to review the summary and notify the writer of any errors, omissions or unintended misrepresentations of the discussion.